

TUESDAY, DECEMBER 26, 2006
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

The Pickaway County Board of Commissioners met in Regular Session in their office located at 139 West Franklin Street, Circleville, Ohio on Tuesday, December 26, 2006, with the following members present: Mrs. Ula Jean Metzler; Mr. Glenn D. Reeser; and Mr. Jay H. Wippel. Daniel V. Bradhurst, County Administrator, was also in attendance.

Mr. Reeser offered the motion, seconded by Mr. Wippel to approve the minutes from the previous meetings.

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Meeting with David Conrad
Regarding Mold Situation in Pickaway County
Downtown Annex Building:

David Conrad, Maintenance Supervisor, met with the Commissioners to review the results of the microbial evaluation report performed at the Pickaway County Downtown Annex after mold was detected in the Veterans Services, Title Department, Bureau of Motor Vehicles Departments, and Adult Probation offices related to water damage from a broken water line. The Veterans Services offices appear to be the worst of the four affected areas.

The evaluation report, prepared by *ATC Associates, Inc.* 950 Taylor Station Road, Gahanna, Ohio 43230, stated that found fungal growth was sampled and identified as common to water-damaged building materials. Growth was observed on sheetrock (drywall) and water staining was observed on lower walls and carpeting. Recommendations contained in the report to address the issue included the removal of mold-impacted materials and the vacuuming of floors, furniture, and other surfaces in areas of remediation using a high efficiency particulate air (HEPA) filtered vacuum. Non-porous surfaces such as file cabinets and counters should be damp-wiped with a sanitizing solution. Mr. Conrad reported that *ATC Associates, Inc.* will provide a cost estimate for the clean up of the affected areas and he is working on a cost estimate to replace drywall and floor coverings. He also reported that due to voiced concerns from the Veterans Services office employees, the department is in the process of relocating to a temporary location in Memorial Hall, and the maintenance department has moved all items necessary for the department to maintain its services. Remaining records will be placed in a large portable storage unit located in the rear parking lot of the Pickaway County Downtown Annex until the Veterans Services office space can be reopened. Mr. Conrad stated that his goal is to move the department back into the building by January 22, 2007.

In the Matter of
Amended Certificate Approved for
Help America Vote Act Fund (HAVA):

Mr. Reeser offered the motion seconded by Mr. Wippel to adopt the following Resolution:

WHEREAS, the Budget Commission did grant an AMENDED CERTIFICATE in the amount of **\$487,572.30** for the HAVA ADA Grant Fund (211), then

THEREFORE BE IT RESOLVED, that the Pickaway County Board of Commissioners does hereby appropriate the following sum for expenditure during the fiscal year ending December 31, 2006.

HAVA ADA GRANT FUND – 211
487,572.30

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Appropriations Approved:**

Mr. Reeser offered the motion, seconded by Mr. Wippel to approve the following requests for the APPROPRIATION OF FUNDS:

**487,572.30 to 211.0000.4595 – HAVA Grant-Revenue
487,572.30 to 211.1107.5501 – HAVA Grant-Equipment**

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Creation of New Line Item Approved:**

Mr. Reeser offered the motion, seconded by Mr. Wippel to approve the following request for the CREATION OF A NEW LINE ITEM:

211.1107.5501 – HAVA Grant-Equipment

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**n the Matter of
Florida Production Engineering, LLC
Tax Abatement Agreement Approved:**

Terry Frazier, Pickaway County Enterprise Zone Manager, and Director of the Pickaway County Development and Planning Office, met with the Commissioners regarding an Enterprise Zone Agreement for Florida Production Engineering, Inc. (FPE). FPE, located in Pickaway Township, manufactures and supplies interior and exterior injected molded automobile parts and other products to various auto makers. John Miles, General Plant Manager; Nate Green, Pickaway Progress Partnership (P3) Economic Development Director; Judy Wolford, Pickaway County Prosecutor; Mike Smith of *Clear Channel Radio*, Chillicothe, Ohio; and David Amey of the *Circleville Herald* were also in attendance.

Commissioner Metzler opened the meeting by stating its purpose and thanked everyone for their attendance. Mr. Green then informed the group that FPE is set to begin a \$2 million facility expansion project consisting of the construction of 40,000 additional square feet of manufacturing and warehouse storage. The expansion is scheduled to begin next month and completed by the end of 2007. The project also includes the raising of ceiling height of the current facility to allow for the installation of three (3) additional 1,800 ton presses and a 3,000 ton press and also includes the construction of six (6) added docks. The expansion is expected to create fifteen (15) new full-time and eighteen (18) new part-time permanent jobs to the current staff of two hundred six (206) employees.

Mr. Frazier then distributed copies of the proposed Enterprise Zone Agreement, previously reviewed and approved by an enterprise zone negotiating committee consisting of Pickaway County Commissioner Jay Wippel, representatives of the Logan Elm School District and the Pickaway Township Trustees, which calls for sixty percent (60%), ten (10)-year abatement for improvements to real property.

Within the agreement are the following three (3) additional requirements that were reviewed by those in attendance in exchange for the tax abatement:

- FPE shall utilize Pickaway County Job and Family Services “Jobs One-Stop” employment center for hiring employees to fill the new full-time and part-time positions to ensure that Pickaway County residents are given fair opportunity for employment.
- FPE shall make a one-time contribution in 2007, to P3 in the amount of \$1,000.

- FPE will create a scholarship or provide another form of educational financial assistance in an amount of not less than \$500 annually for students enrolled in Logan Elm Schools for each year of the tax exemption period.
- FPE shall pay an annual fee to Pickaway County equal to the greater of one percent (1%) of the dollar value of incentives offered under the agreement or five hundred dollars (\$500); however, that if the value of the incentives exceeds two hundred fifty thousand dollars (\$250,000), the fee shall not exceed two thousand five hundred dollars (\$2,500) to recover General Fund costs related to the maintenance, analysis, and filing of annual reports for the purpose of complying with §5709.68 of the Ohio Revised Code.

Mr. Miles then provided a brief summary of the scope of products manufactured by FPE, whose corporate office is located in Ormond Beach Fla., with two (2) additional manufacturing facilities in Ohio. He stated that the local plant currently supplies parts to all Honda plants in the U.S., and FPE's hope is to be selected as a supplier for the new Honda plant in Indiana. He added that FPE is dedicated to producing quality products, delivered on time at a competitive price.

Prior to the Commissioners' approval of the Enterprise Zone Agreement, Commissioner Wippel stated that the Pickaway Township Trustees have officially adopted a resolution accepting the agreement. He also stated that FPE will be required to submit tax documents to the Tax Incentive Review Council on an annual basis for "checks and balances" purposes.

Commissioner Metzler then asked if there were any questions or comments regarding the proposed agreement. With there being none, she then requested a motion for its approval. Mr. Wippel offered the motion, seconded by Mr. Reeser to **approve the ten (10)-year Enterprise Zone Agreement between the Pickaway County, Ohio Board of Commissioners and Florida Production Engineering, Inc., 30627 Orr Road, Circleville, Ohio, with a sixty percent (60%) abatement of real property for years 2008 – 2017.**

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Amendments to Dayton Power Light, LLC
Tax Abatement Agreement Approved:**

Terry Frazier, Pickaway County Enterprise Zone Manager, and Director of the Pickaway County Development and Planning Office, met with the Commissioners regarding amendments to and the transference of the existing DPL Energy, LLC (DPL) Enterprise Zone Agreement. DPL, located in Darby Township, has reached an agreement to sell its Darby Station peaking generation facility to Columbus Southern Power, a utility subsidiary of American Electric Power (AEP). Randy Cotner, Superintendent, and Scott Glandon, Treasurer of the Westfall Local School District; Judy Wolford, Pickaway County Prosecutor; Melissa Betz, Pickaway County Auditor; and David Amey of the *Circleville Herald* were also in attendance.

Commissioner Metzler opened the meeting by stating its purpose and thanked everyone for their attendance. Mr. Frazier then addressed the matter-at-hand by stating that they were there to seek the Commissioners' approval to amend the original DPL Enterprise Zone Agreement previously adopted by the Pickaway County Board of Commissioners on August 15, 2000. Mr. Frazier explained that natural gas peaking generators five (5) and six (6) were finished at a time later than stated in the original agreement, therefore the Ohio Department of Taxation found against the enterprise zone agreement, adversely affecting the Westfall School District funding formula and DPL's tax abatements. The original intent was to allow the exemption from taxation for all real property improvements in addition to machinery and equipment.

The following a list of minor changes that were reviewed clarifying the document's original intent to allow for the construction and improvements to real property and personal property. Language already contained in the

document will also allow the Ohio Department of Taxation to approve a transfer of the property and agreement to a new owner.

Original Document Read:

Amended to Read:

- The Project will begin on September 1, 2000, 2000, and completed by May 1, 2001

The Project will begin on September 1, and completed by December 31, 2002

Mr. Frazier stated that the original timeframe was insufficient in order to accomplish all of the intended development, and the Pickaway County Board of Commissioners’ original intent was to allow ample time for the completion of the construction process.

- DPL agrees to make annual donations to the Township

DPL agreement to make annual to Darby Township

Mr. Frazier stated though the facility is located in Darby Township, the specific name of the township was not included in the agreement.

- The donation amount shall first be paid on the 30th day following the first day on which the last unit scheduled for year 2001 operations is placed in commercial operation but in no event later than December 31, 2001, and shall be dollars) annually thereafter on the same date for a period of ten (10) years.

The donation amount shall first be paid 30th day following the first day on which last unit is placed in commercial but in no event later than December 31, and \$35,000.00 (Thirty-five Thousand to Darby Twp., shall be paid annually on the same date for a period of ten (10) years.

The donation shall be paid to the Darby Twp. Clerk

The amended language clarifies when payments to the township shall be made, the name of the township, and to whom the donation is to be paid.

- No exemption shall commence after tax year 2001, nor extend beyond year 2011.

No exemption shall extend beyond tax 2011.

The language, “*commence after tax year 2001*,” was eliminated. Ms. Betz stated that this amendment was recommended by the Ohio Department of Taxation and should avoid any confusion regarding the expiration date not only for this agreement, but for future agreements if construction does not get started and/or completed as originally anticipated.

- DPL and Pickaway County acknowledge that this agreement must be approved by formal action of the legislative authority of Pickaway Darby Township, Ohio

DPL and Pickaway County acknowledge this agreement must be approved by action of the legislative authority of Township, Ohio

This corrects a typographical error contained within the original document regarding the name of the township.

- DPL agrees to make annual payments to the Westfall Westfall School District school

DPL agrees to make payments to the School District and according to a agreed upon by the enterprise and the district

This amendment was recommended by DPL's legal counsel. This basically relates to the differences in fiscal and calendar years, and an agreed upon schedule of payment should eliminate any confusion on payment due dates.

Mr. Frazier said that a representative of the Ohio Department of Taxation stated that if the above amendments are adopted by the Pickaway County Board of Commissioners, it will be accepted and approved.

Commissioner Metzler then asked if there were any questions or comments regarding the proposed amendments to the agreement. With there being none, she then requested a motion for approval. Mr. Wippel therefore offered the motion, seconded by Mr. Reeser **approving the amendments to the Enterprise Zone Agreement between Pickaway County, Ohio Board of Commissioners and DPL Energy, LLC, 12509 Adkins Road, Mount Sterling, Ohio.**

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Listing of Contracts for
Pickaway County Job & Family Services:**

Pursuant to the Pickaway County Board of Commissioners' Resolution of June 23, 2003, below is the list of agreements entered into, approved and otherwise executed by the Pickaway County Department of Job & Family Services. The approved list is reflected in the Pickaway County Board of Commissioners minutes dated December 26, 2006, Volume #58, which contains the name of the party or parties with whom the agreement has been made, the purpose of the agreement, the commencement date and termination date of the agreement, and the compensation specified by the agreement.

Organization/Agency	Contract Purpose	Contract Duration	Contract Amount
YMCA Kids World of Learning	Daycare Provider	11/15/06 - 6/30/07 11/16/06-12/31/06	\$5.39-\$8.76/hourly, \$71.99-\$134.21/week part-time & \$102.38-\$169.90/week fulltime
Linda Brooks Information Management Services, Inc.	Homemaker Main't Agreement for Canon 6080 Scanner	11/9/06-11/8/07	\$8.00/hour \$842.72/year
Foster Maintenance	Snow Removal RoomRental; Breakfast/Lunch for CAPMIS Retreat	12/1/05 - 12/31/07	\$60.00/hour for snow removal & \$60.00/hour for spreading of ice melt. Extending for 1 Year
Deer Creek Resort	for 12 people	One Day 12/13/06	\$100/room rental, \$8.95/person continental breakfast & \$12-\$15/person lunch
Pickaway County Clerk of Courts	Purchase of Filing Services	01/01/07-12/31/07	\$211.20/case filing \$42,240 total value
Pickaway County Juvenile Court	Purchase of Filing Services	01/01/07-12/31/07	\$109.78/case filing \$87,824 total value
Pickaway County Courts	Magistrate Services	1-1-07-12-31-07	\$48.96/hour \$39,363.84 total value
SteppingStones	Visitation Services	01/01/07-03/31/07	Amendment extending contract from 12/31/06 to 03/31/07
Lesley & Kevin Liston	Foster Parent	11/2/06 - 11/23/08	\$16-\$22/day depending on age of child
Larry Minor	Contract Monitoring	01/01/07-4/30/07	\$65/hour plus .40/mile. Total Value \$9,000
A New Leaf	Purchased Family Foster Care	11/27/06-06/30/07	Ranging from \$50.56 Per Diem and \$22 Admin to \$69 Per Diem and \$18 Admin based on level of care
Oasis Network	Purchased Family Foster Care	11/3/06-06/30/07	Ranging from \$53 Per Diem and \$20 Admin to \$63 Per Diem and \$26 Admin based on level of care
Maximus	Annual Software Mtn. Agreement	01/01/2007-12/31/07	\$2,050.00
Tom Eveland	Process Serving	01/01/07-12/31/07	\$42.50 or \$51.50 per service based on location. Total Value \$20,867.50
Confidential Services MOU w/ Fairfield & Ross Counties	Process Serving WIA Regional Fiscal Officer	01/01/07-12/31/07	\$35, \$45, or \$50 per service. Total Value \$8,400
		01/01/07-06/30/07	Cost Sharing of Staff Position

Foster Maintenance	Snow & Ice Removal JOBS One-Stop	01/01/07- 12/31/07	Amends contract to extend through 12/31/07
Susan Stonerock	Foster Parent	11/8/06- 11/23/08	\$16-\$22/day depending on age of child

Attest: Patricia Webb, Clerk

**In the Matter of
Waivers Approved:**

Mr. Reeser offered the motion, seconded by Mr. Wippel to waive the waiting period to issue payment to the following:

Standard Forms Company in the amount of **\$1,890.00 from line item #101.1220.5301** for the purchase of Legal Size Case Folders for the Pickaway County Clerk of Common Pleas Court; and

Attorney General of Ohio in the amount of **\$145.55** from line items **#227.2020.5501** and **#227.2020.5403** to return unused SVAA De-Obligation grant funds for the Pickaway County Juvenile/CASA Department.

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Weekly Animal Shelter Report Filed:**

The weekly report for the Pickaway County Animal Shelter was filed for week ending December 23, 2006.

A total of \$533 was reported being collected as follows: \$192 in sales of dogs; \$0 in redemptions; \$185 in donations; \$156 in sales of tags; \$0 in late tag fee penalties.

Five (5) dogs and no cats were destroyed.

No firearms were discharged.

With there being no further business brought before the Board, Mr. Reeser offered the motion, seconded by Mr. Wippel to adjourn. Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Ula Jean Metzler, President

Glenn D. Reeser, Vice President

Jay H. Wippel
BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: Patricia Webb, Clerk